

SECTION II

PROJECT DESCRIPTION
and
ALTERNATIVES

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PROJECT DESCRIPTION AND ALTERNATIVES

2.1 PROPONENT AND PROJECT LOCATION

2.1.1 Proponent

Greenbridge is sponsored by the King County Housing Authority, a municipal corporation.

2.1.2 Project Location & General Site Conditions

The project site is located in the White Center area of unincorporated King County. The site, which encompasses an area of approximately 93.5¹ acres, extends roughly one-third of a mile in a north – south direction and two-thirds of a mile in an east-west direction. The project site is generally bounded by SW Roxbury Street on the north, 12th Avenue SW on the west, SW 102nd Street on the south and 2nd Ave on the east (see **Figure 2.1-1** and **2.1-2**). The address of the property is 9900 – 8th Avenue SW. A legal description for the property is on file with King County Development and Environmental Services (DDES), as part of the subdivision application for this project (*File No. L03P002*).

As shown by Figures 2.1-1 and 2.1-2, the project site is located along the eastern portion of an upland plateau between West Seattle and Burien, in the poorest census tract of King County. A critical area, characterized by steep slopes, comprises the eastern portion of the site. A wetland (locally known as White Center Pond) is located immediately west of the west boundary. The site has two north-south trending ridges with the westerly ridge located approximately in the west one-third of the site and the easterly ridge in the east one- third of the site. The topographic variation (top of the ridges to the intervening valley) is approximately 30 feet. Territorial views exist from several locations on the site.

2.2 PROJECT OVERVIEW

The Proposed Master Plan would involve redevelopment and revitalization of the existing Park Lake Homes public housing community. Park Lake Homes, originally built in the early 1940's, currently consists of 569 housing units,² which are in a severely distressed condition. The existing community also contains approximately 40,000 square feet of community service uses, including a community center, food bank, maintenance facility, and a variety of social services.

¹ Does not include 4.6 acres of the White Center Heights Elementary School site that is under Highline School District ownership.

² Two housing units are located on a portion of the site that is proposed for the new White Center Heights Elementary School. Demolition of these two units would occur in conjunction with site preparation and construction of the school. Replacement housing would be provided by King County Housing Authority.

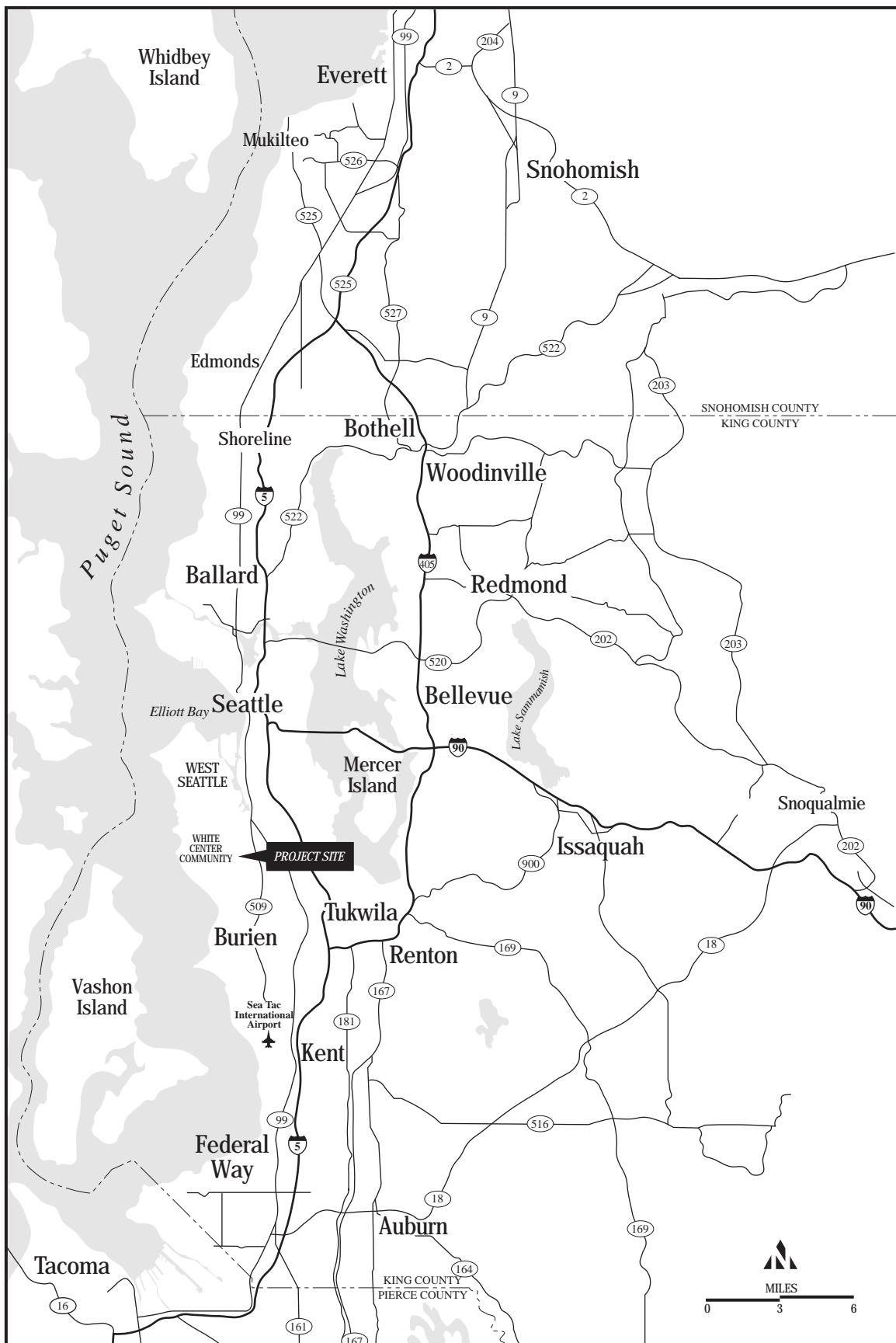


Figure 2.1-1

Regional Map

Huckell/Weinman

Associates, Inc.

HWA



GREENBRIDGE
REVITALIZATION PROJECT

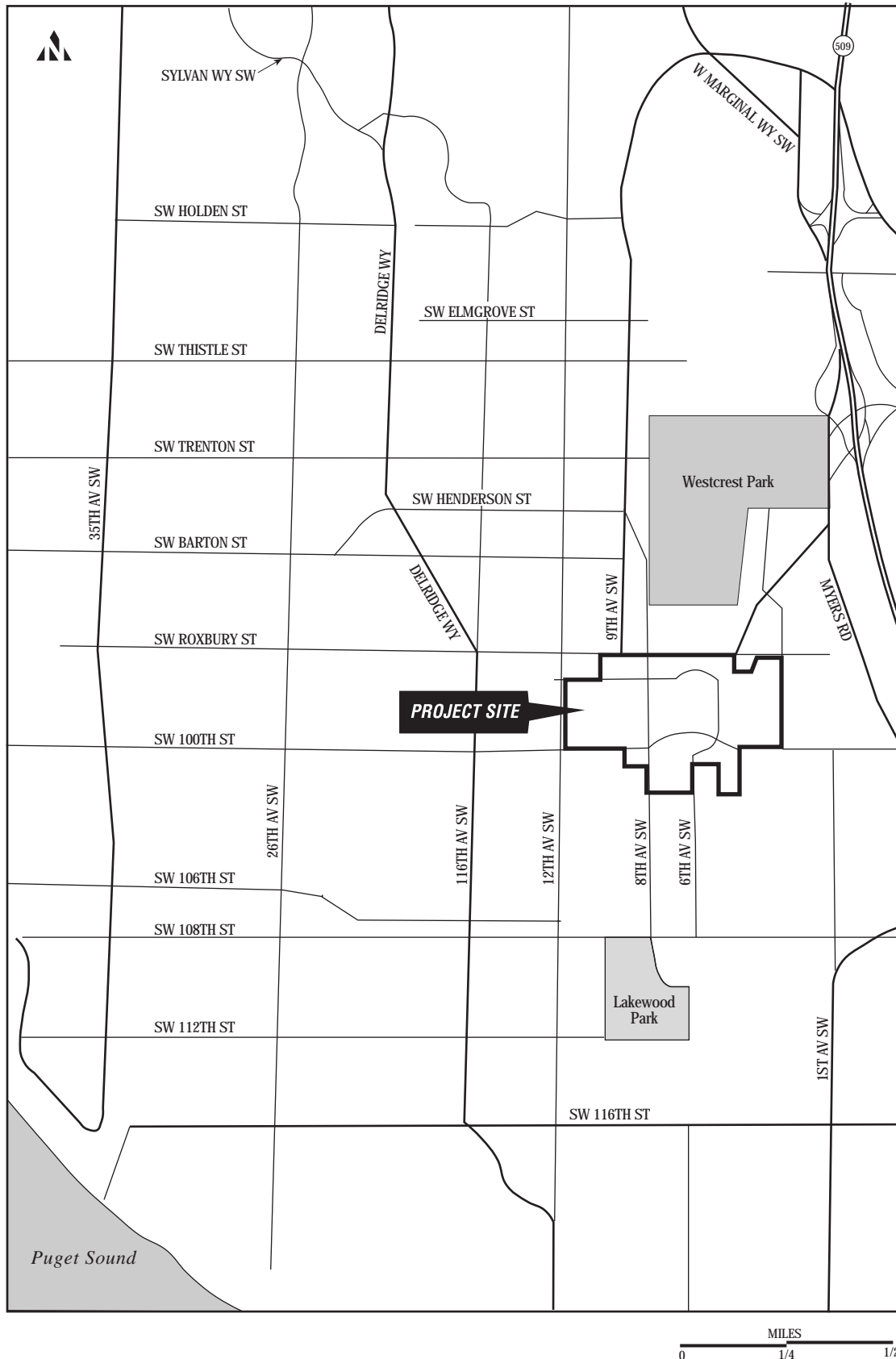


Figure 2.1-2

Vicinity Map

Huckell/Weinman

Associates, Inc.

HWA



GREENBRIDGE
REVITALIZATION PROJECT

A new elementary school (White Center Heights Elementary), located south of the central portion of the site, is currently under construction; this is an independent proposal for purposes of land use permitting and SEPA/NEPA review.

The Proposed Master Plan would result in redevelopment of all existing residential units on the site. A range of 900 to 1,100 (maximum) residential housing units is proposed. Housing would include approximately 300 rental units with like affordability to the existing public housing units, 200 to 400 rental units with mixed affordability,³ and 200 to 400 units of market-rate, for sale housing.⁴ Redevelopment would occur in phases and include demolition of many or all of the current buildings on-site and demolition, abandonment or replacement of infrastructure.

This Draft EIS identifies a range of housing units of various types that could be developed. The maximum number of units (1,100) is used in the Draft EIS to identify and evaluate “worst case” environmental impacts. This number corresponds to the number of units the Housing Authority’s ongoing financial analysis has shown may be necessary for the project to be financially viable and to accomplish the project’s objectives. The Housing Authority would prefer, however, to develop approximately 900 units, if ongoing financial feasibility analysis, market response, and permit review show this density to be feasible.

In addition to housing, the Proposed Master Plan contains 80,000 to 100,000 sq.ft. of community-oriented uses. Such uses may include: a branch library, renovated community center, youth and family facilities, Head Start and child care facility, Sheriff’s office, food bank, career development center, meeting/gathering space, and neighborhood-scale retail uses (approx. 22,300 sq.ft.) to meet the everyday needs of residents.

The Proposed Master Plan also provides approximately 19.3 acres⁵ of landscaping, lawn, and open space including a community park, neighborhood parks and pocket parks. The Proposed Master Plan has been designed to preserve as many of the existing trees as feasible and provide additional landscaping.

The Proposed Master Plan includes demolition of most or all existing buildings on-site and demolition, abandonment or replacement of existing infrastructure including streets, water lines, sanitary sewers, storm drainage and other utilities (electrical power, telephone, and cable service).

Redevelopment would require vacation of existing public rights-of-way and public roadway easements associated with the existing streets and alleys and re-platting of the entire project site. An estimated 27 acres of streets⁶ would be vacated. The Proposed Master Plan would involve dedication of approximately 22.5 acres of right-of-way to the County.

It is anticipated that the Proposed Master Plan would be developed in three stages over an eight-year period. Development would involve staged relocation of all tenants. Relocated tenants in good standing with KCHA would be eligible to return to the new development (*Greenbridge*) when it is completed.

³ A mix of rental housing (50 – 60 percent of area median income) and market-rate rental housing.

⁴ This includes a mix of first-time home buyer (with financial assistance) and market-rate, for sale housing.

⁵ This area does not include recreational facilities/open space associated with the new elementary school (refer to discussion in *Section II* [2.6.3] of this DEIS).

⁶ These include streets internal to the site with the exception of 4th Avenue SW, 8th Avenue SW, and SW 100th Street.

2.3 BACKGROUND INFORMATION

2.3.1 Regulatory Overview

Existing Comprehensive Plan and Zoning Designations

The project site is located within King County's Urban Growth Area. The *Comprehensive Plan* designates the site Urban Residential at a density greater than 12 dwelling units per acre. The site is classified on the zoning map as R-18, Residential 12-48 dwelling units per acre (18 dwelling units per acre). The R-18 classification permits a broad range of housing types, as well as some limited non-residential uses.

King County Demonstration Ordinance (No. 14662)

The Proposed Master Plan has been planned and is being reviewed by King County DDES as a demonstration project pursuant to King County's Demonstration Ordinance No. 14662 (adopted in June 2003). The objectives of the demonstration ordinance are to: encourage innovative approaches to land development, design and stormwater management; reduce development impacts; improve habitat and water quality; reduce impervious surface; encourage affordable housing; promote use of recycled materials in building materials; conserve energy; and employ eco-friendly building techniques. Greenbridge is one of three projects in the County that will be a "Demonstration Project" and apply "built green" and low impact design principles.

To achieve these objectives and benefits, the demonstration ordinance provides opportunities for flexibility regarding land uses, density, dimensional standards, road widths, drainage design, landscaping, parking and circulation, signs and environmentally sensitive areas. If a non-residential use is subject to a conditional use permit in the R-12 through R-48 zones and not subject to a conditional use permit in the NB zone, the use would be permitted without requiring a conditional use permit. Modifications and waivers from code requirements may be considered by the applicable County department or hearing examiner in conjunction with review of the project application. Criteria for modifications or waivers (at least two must be met) include: using natural site characteristics to protect natural systems; addressing stormwater, function, appearance and environmental protection; achievement of a two- or three-star rating under the Built Green "Green Communities" program; and reducing housing costs without decreasing environmental protection.

The proposed site plan incorporates a number of modifications and variances to County standards, as permitted by the ordinance. Requests for modifications and waivers submitted with the subdivision application include: road standards; drainage design; density and dimensions (measurement of interior building setbacks); sensitive area setbacks (steep slopes); landscaping; parking; signs; and alleys/access easements. Other modifications and waivers may be identified by King County during the development review process.

2.3.2 Overview of King County Housing Authority Functions, Programs and Project Planning

King County Housing Authority

The King County Housing Authority (KCHA) was created in 1939 and operates as an independent municipal corporation, pursuant to the State housing laws⁷ and the National Housing Act, to provide affordable housing and related services. The mission of the King County Housing Authority is: “to provide quality affordable housing opportunities and to build communities through partnerships. We encourage self-sufficiency and we protect the dignity of people with limited resources while safeguarding the public trust.”⁸ KCHA is governed by a Board of Directors whose role includes setting policy for the agency, hiring the Executive Director of the housing authority, and approving an annual budget.

KCHA’s programs receive some of their financial support from the U.S. Department of Housing and Urban Development (HUD).

The jurisdiction that is covered by King County Housing Authority encompasses an area of over 2,000 square miles and includes all of King County⁹ outside of the cities of Seattle and Renton. KCHA is one of the largest landlords in Washington State; it houses an estimated 32,000 residents in 13,000 public housing, Section 8 and tax credit and bond-financed dwelling units within 23 suburban cities and unincorporated areas of King County. KCHA directly manages and maintains 3,400 units of public housing. In addition, KCHA serves as the management agent for the Housing Authority of the City of Sedro-Woolley in Skagit County.

Park Lake Homes Community

The federal government authorized construction of Park Lake Homes¹⁰ in the early 1940’s to provide temporary homes for defense workers and their families during World War II. Like the sites associated with Seattle’s four garden communities,¹¹ the site for Park Lake Homes was selected because it was relatively undeveloped land that was close to the Boeing plant and to shipyards on Harbor Island and along the Duwamish River. The development originally included 600 residential units in 300 buildings. Project design included elements of “new town” theories that began evolving in the late 1920’s and 1930’s, which included curved streets, short cul-de-sacs and open spaces that provided elements of a self-contained, planned community. Four barracks-style single-story residential building types were constructed, varying primarily in the number of bedrooms in each unit.

Today Park Lake Homes consists of 569 units of public housing in 329 buildings on the 93.5-acre site (**Figure 2.3-1**). All units are rental housing. The vast majority (98 percent) of residents are very low-income (50 percent or less of the area median income) and most (88 percent) are extremely-low income (30 percent or less of the area median income). They consist of one-

⁷ State Housing Authorities Law (RCW 35.82) and the Housing Cooperation Law (RCW 35.83).

⁸ KCHA, 2002.

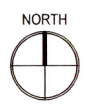
⁹ With a 2000 census of approximately 1.73 million, King County is the most populous county in Washington with approximately 30 percent of the state’s total population.

¹⁰ The development was originally known as White Center Heights and later referred to as Park Lake Homes I.

¹¹ Holly Park, Rainier Vista, High Point, and Yesler Terrace



— Approx. site boundary



story structures that each contains one to two residential dwelling units. Presently, 9 percent of the units (53) are 1-bedroom, 62 percent (354) are 2-bedroom, 26 percent (147) are 3-bedroom units and 3 percent (15) are 4-bedroom.

The Park Lake Homes campus also contains nine other buildings that contain non-residential uses (approx. 40,000 sq.ft.). They include a community facility, maintenance facilities, storage buildings, and former housing units that have been converted for community uses. A community facility (Wiley Community Center) was built in 1979. It houses the KCHA management offices, the Boys & Girls Club, a YWCA Career Development Center, Highline Community College classrooms, and a community room. Buildings that formerly served as housing have been converted to other supporting uses and community facilities to house the HOPE VI office, Sheriff's office, food bank, clothing exchange, store, and Neighborhood House.

A comprehensive list of existing community services and programs (and descriptions of the programs) is contained in *Appendix G* of this Draft EIS. Overall, there are 15 organizations listed. Several key programs include:

- Boys & Girls Club;
- YWCA Career Development Center
- Highline Head Start;
- King County Housing Authority;
- Highline Community College;
- Neighborhood House;
- King County Sheriff's Office Substation;
- Washington State University (pea patch);
- Food Bank; and
- Clothing Exchange.

Park Lake Homes buildings and systems have far outlived their useful lives. The KCHA consulted three independent technical experts regarding strategies for preserving Park Lake Homes. After considerable discussion, each expert reached the conclusion that Park Lake Homes is no longer an economically viable property because: (1) the buildings and systems have reached the end of their normal lifecycles; (2) air quality and hazardous material issues pose immediate concerns for residents health; (3) the cost of rehabilitation would be almost as much as the cost of reconstruction; (4) the small units that make up Park Lake's inventory are not adequate for the larger families that are on the waiting list, nor are they desirable or competitive in the marketplace; and (5) there is no room to widen the bathrooms and hallways to make the units handicap accessible.

Housing Opportunities for People Everywhere Program (HOPE VI)

The King County Housing Authority has received a HOPE VI grant from HUD for redevelopment of Park Lake Homes. The HOPE VI program, begun in 1992, is directed toward replacing distressed and ineffective public housing with livable, sustainable communities. Goals of the HOPE VI program include:

- lessen isolation and reduce the concentration of very-low income families;
- build mixed-income communities;

- revitalize the sites of severely distressed public housing and, as a result, improve the surrounding neighborhoods; and
- provide coordinated, comprehensive community and supportive services that help residents to achieve self-sufficiency, young people to attain educational excellence, and the community to secure a desirable quality of life.

Activities funded by HOPE VI grants include: the capital costs of major rehabilitation, new construction, demolition of severely distressed public housing, management improvements, planning and technical assistance, and community and support services for residents.

Project Planning and Community Involvement

Planning in conjunction with the Proposed Master Plan has involved approximately 80 meetings and workshops involving residents of Park Lake Homes and surrounding neighborhoods. This community involvement effort encouraged substantial and timely involvement by residents of Park Lake Homes, the White Center area, community groups and agencies. The following is an overview of key master planning meetings that involved the following organizations. Please refer to *Appendix H* of this Draft EIS for a list of meetings related to community involvement.

- Community Task Force Meetings;
- Park Lake Homes Resident meetings;
- Community and Support Service Groups;
- Public Meetings;
- Utility Relocation Providers;
- Resident Relocation;
- Highline School District;
- White Center – community groups and immediate neighbors; and
- King County – Department of Development and Environmental Services.

2.3.3 Environmental Analysis and Review – SEPA and NEPA

This document has been prepared in compliance with the State Environmental Policy Act (SEPA), the State regulations that implement SEPA and KCHA's regulations that implement the policies and procedures of SEPA. This Draft EIS has also been prepared consistent with HUD's adopted NEPA policies and procedures.¹² Greenbridge is funded through an authorization from the U.S. Department of Housing and Urban Development (HUD) and, therefore, compliance with the National Environmental Policy Act (NEPA) is necessary. Compliance with the requirements of the National Historic Preservation Act (Section 106) and the Endangered Species Act (ESA) is being coordinated with NEPA review.

Preparation of this Draft EIS is the responsibility of KCHA and King County Department of Development and Environmental Services (DDES). Both KCHA and DDES have directed the areas of research and analysis that were undertaken in preparing this Draft EIS and each has determined that this document has been prepared in a responsible manner using appropriate methodology.

The environmental elements that are analyzed in this Draft EIS were determined as a result of a formal, public EIS scoping process that occurred February 5, 2003 through March 7, 2003.

¹² 24 CFR, Part 50

Scoping notices were published pursuant to SEPA and NEPA requirements. A public EIS scoping meeting was held within the community on February 26, 2003. This public meeting provided an opportunity for public comment, in addition to the submittal of written comments. Comments received were considered by the King County Housing Authority and King County DDES in determining the issues and alternatives to be analyzed in this Draft EIS. In addition to the Proposed Master Plan, two alternatives and 14 broad areas of environmental review are evaluated in this document.

As noted in the *Fact Sheet*, this document is being circulated to agencies, organizations and individuals for a 45-day public comment period. At the conclusion of that period, KCHA and DDES will prepare the Final EIS. The Final EIS will incorporate refinements to the project since the Draft EIS was issued, revisions and clarifications to text contained in the Draft EIS in response to public comments, and responses to written comments and public testimony. The Final EIS will be the environmental document that accompanies *Greenbridge* through the permit processes noted in the *Fact Sheet* of this Draft EIS.

2.4 PROJECT PURPOSE and NEED

The Park Lake Homes community was built in the early 1940's to provide temporary homes for defense workers and their families during World War II. It originally contained 600 dwelling units and today has 569 units. The development has endured for 60 years, through the careful stewardship of KCHA. Recent analysis, however, indicates that "no combination of routine or extraordinary maintenance, or modernization dollars available to the Authority can adequately address the problems at the site. The buildings and systems have far outlived their useful lives."¹³

KCHA consulted three independent technical experts regarding strategies for preserving Park Lake Homes. Each concluded that it was no longer economically viable because:

- the buildings and systems had reached the end of their normal lifecycles;
- air quality and hazardous material issues posed immediate concerns for residents health
- the cost of rehabilitation, particularly considering the deficiencies is almost as much as the cost of reconstruction;
- the small units that make up Park Lake's inventory are not adequate for the larger families that are on the waiting list, nor are they desirable or competitive in the marketplace; and
- there is no room to widen the bathrooms and hallways to make the units handicap accessible.

Park Lake Homes has been identified by HUD as Severely Distressed Public Housing and KCHA has received a HOPE VI grant for its revitalization. HOPE VI funding is conditioned on:

- redevelopment of the site;
- reducing the concentration of very low-income households living on the site; and
- creation of a mixed-income community.

KCHA has explored rehabilitation of the existing house units. However, rehabilitation would not meet project goals and objectives or be financially feasible.

¹³ KCHA, 2001

One of KCHA's objectives is to develop an economically viable project. Initial feasibility analysis indicates that 1,100 units may be necessary for economic viability – this is the maximum number of units that would be developed. KCHA would prefer to develop 900 units if ongoing analysis shows this density to be economically feasible. The EIS evaluates the range of 900 – 1,100 dwelling units.

2.5 PROJECT GOALS and OBJECTIVES

The following project goals were developed as part of the master planning process for the proposed project by stakeholders, including residents of Park Lake Homes and residents, business owners and social service providers within the surrounding community, in consultation with KCHA. They provide the framework for the Proposed Master Plan and the Design Alternative Master Plan that are described in sections 2.6 and 2.7 of this Draft EIS.

- Reduce the over-concentration of very low-income households in the Park Lake community. Remove the stigma from public housing and integrate and disperse housing affordable to low-income families throughout the County.
- Replace existing substandard housing at Park Lake Homes Site I with durable, high-quality housing.
- Redevelop Park Lake as a mixed-income community, including homeownership opportunities.
- Reduce the physical and social distinction between the Park Lake community and the surrounding neighborhood. Create an improved network of parks, open space and pedestrian paths.
- Partner with King County, the Highline School District and neighborhood service providers to develop a new White Center Heights Community Elementary School.
- Work with the community and service providers to develop an expanded set of programs to promote education opportunities, community development and economic self-sufficiency and wage progression for Park Lake and residents of the surrounding community.
- Assist in the economic revitalization of the broader White Center community through an increase in the area's disposable income and new employment opportunities.
- Provide housing choice and assistance to current Park Lake residents in the relocation and redevelopment of Park Lake Homes.
- Develop a range of housing types to suit multiple needs including: seniors, residents with disabilities, large families, low to moderate income renters, and first-time homebuyers.
- Community and resident involvement in all phases of planning.

These overall and community planning goals formed the basis of the Proposed Master Plan.

2.6 DESCRIPTION of the GREENBRIDGE PROPOSAL

2.6.1 Overview

The Proposed Master Plan would redevelop the site with a mix of urban density uses, integrated with new utilities and infrastructure, and a system of parks and open spaces. The community would provide a mix of housing types to meet the needs of a variety of income groups, including units for low income residents.

Land uses would be similar to what currently exists. Proportions of land uses for various purposes would change slightly to accommodate the proposal.

The Proposed Master Plan, which is depicted by **Figure 2.6-1**, indicates the approximate location of all proposed improvements and facilities. As with master plans for large, phased projects in general, these locations are not intended to be exact or absolute. Building footprints, for example, could be refined as a result of environmental review and the land use approval process. Similarly, the Proposed Master Plan indicates the relative size and type of residential buildings. Subject to environmental parameters identified in this Draft EIS, and to King County zoning and regulatory requirements, the Proposed Master Plan is intended to provide flexibility to increase or decrease densities, the types of units and/or the size of buildings in response to market and economic conditions. This flexibility would be limited by the maximum numbers of housing units proposed (1,100) and the non-residential space (80,000 to 100,000 sq.ft.) identified and evaluated in this Draft EIS, by the density ranges (minimum and maximum number of dwelling units) within identified blocks that comprise the project site, and by any conditions imposed as a result of land use permitting (see **Figure 2.6-2**). Some housing units concentrated in the central portion of the site could be shifted to the eastern portion of the site, subject to the maximum number of units, as well.

The following provides information concerning major elements of the Proposed Master Plan – Housing; Parks, Recreational Facilities, Open Space and Community Facilities; Circulation, Access and Parking; Stormwater and Utilities; Clearing and Grading; and Project Phasing and Demolition.

2.6.2 Housing

Overview

The Proposed Master Plan provides 900 to 1,100 rental and for sale housing units. All existing low income dwelling units would be replaced – either on-site or off-site. Discussion concerning replacement is contained in *Section 4.9* of this Draft EIS. Types of units within each category could include the following:

- **rental housing**
 - attached townhouses, over/under flats, over/under townhouses, cottages, and apartments; and



Source: GGLO

■ **for sale housing**

- single family detached, cottages, attached townhouses, condominium flats and condominium townhouses.

While the financial analysis has not yet been completed, this Draft EIS and other technical considerations associated with the Proposed Master Plan will determine the preferred number and mix of units necessary to ensure that the project is economically viable. KCHA would prefer to develop a total of 900 units, however, this Draft EIS evaluates a range of 900 – 1,100 dwelling units with 1,100 units being the maximum that would occur. The preliminary plat that this Draft EIS accompanies depicts 1,100 residential units with a mix of single family detached, single family attached and multi-family. **Table 2.6-1** provides an overview of the proposed housing development program.

Table 2.6-1
PROPOSED HOUSING DEVELOPMENT PROGRAM

| Number of Units | Housing Program |
|------------------------|--|
| 300* | Housing for residents with incomes less than 80 percent of the area median income with at least 40 percent of households at less than 30 percent median income |
| 200 – 400** | A mix of rental housing including market-rate rental housing and rental housing for households earning 50 – 60 percent of the area median income or below |
| 200 – 400** | For sale housing including a mix of first-time home buyer (with financial assistance) and market-rate housing |

* Federal housing policy allows for households with incomes up to 80 percent of the area median income to apply for public housing. However, in practice, the vast majority of public housing applicants have incomes less than 30 percent of the area median income, or between 31 percent and 50 percent of the median. Of the current 3,869 public housing applicants, 89 percent have incomes of less than 30 percent of median and 9 percent have incomes between 31 percent and 50 percent. These 300 units will serve returning residents, and households from the KCHA waiting list that have this same income profile.

** KCHA may chose to develop fewer mixed affordability rental housing units and more homeownership opportunities in response to availability of financing and market demand. One possible development scenario would result in 200 of these units, 300 units with comparable affordability to existing public housing units, and 400 homeownership units. While the types of units could be adjusted (except low income units) the total number would be within the range of 900 – 1,100.

The housing program is still being developed and the precise mix of housing types would be determined by KCHA in response to market conditions.

Housing Relocation Plan

Implementation of the Proposed Master Plan would require the demolition of all 569 existing housing units and necessitate the relocation of all residents during construction. The HOPE VI Program requires that all residents receive relocation benefits as prescribed by the federal

Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).¹⁴ KCHA, with the extensive involvement of residents, has developed a detailed Relocation Plan that describes relocation benefits and choices. For details, refer also to the discussion in *Section 4.9* of this Draft EIS.

2.6.3 Parks, Recreational Facilities, Open Space and Community Facilities

The Proposed Master Plan would provide approximately 13 acres of parks and open space, including a community park, neighborhood parks, pocket parks, linear parks, trails and natural areas. This amount of parks and open space does not include the White Center Heights Elementary School, which is presently under construction. (Including that facility would increase the amount of park and open space to a combined total of approximately 19 acres.) The new school is intended to be a community school. It has been designed with a separate entrance to allow for community activities.

Parks and open space are depicted in **Figure 2.6-3**. Proposed parks would not provide facilities for organized sports (e.g., baseball, softball, soccer, football, etc.). These facilities, however, would be included as part of the proposed elementary school, which is under construction and scheduled to open in autumn 2004.

Community Park – One community park is proposed. It would be located on the east-side of 8th Avenue SW immediately south of the Wiley Community Center. This park is envisioned as a community gathering place with passive activities for all ages, many seating areas, an area for small performances, and may include a seasonal-use water play element. Hard surface areas within the park may accommodate a small market or craft fair.

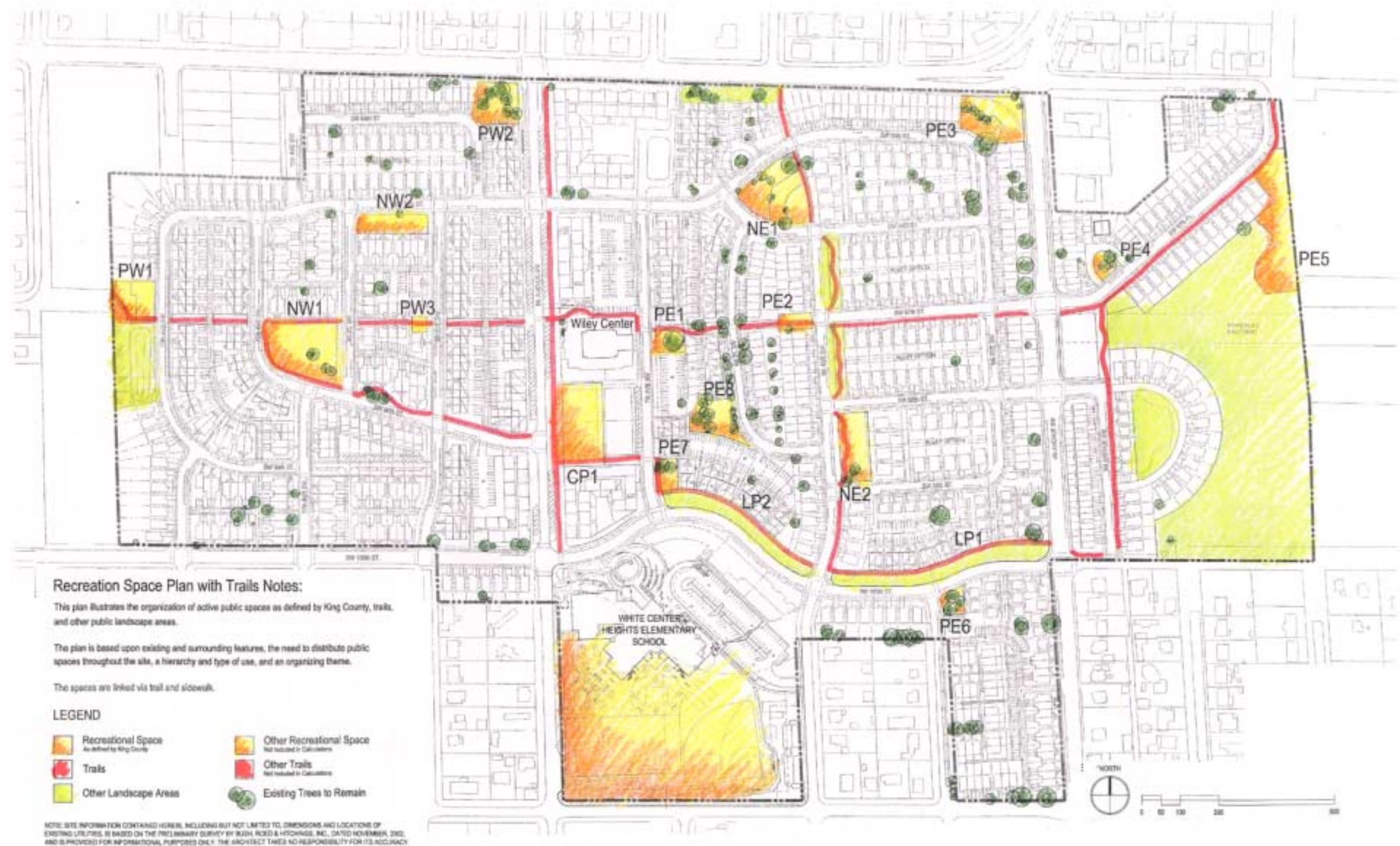
Neighborhood Park – Four Neighborhood Parks are proposed – one for each quadrant of the Proposed Master Plan – ranging in size from approximately 9,200 sq.ft. to 23,000 sq.ft. They would be linked by the internal trail network and street system. These parks would contain both active and passive recreational opportunities for people of all ages (e.g., picnicking, rock climbing, gardening, water play, lawn play activities, etc.).

Pocket Park – Eleven Pocket Parks are proposed, ranging in size from approximately 1,500 sq.ft. to 23,000 sq.ft. These would be used by residents that live proximate to the park, and some would be accessible from the internal trail system. Active play areas within these parks are designed for children under 12 yr. of age.

Linear Parks – As shown in Figure 2.6-3, two interconnected linear parks are proposed, extending from 7th Avenue SW to 4th Avenue SW. These two parks would be part of the proposed stormwater drainage system for the Proposed Master Plan providing, linear open space, as well as water quality treatment and conveyance.

Trails – As shown by Figure 2.6-3, an interconnected trail system is proposed as part of *Greenbridge*. This system, together with the street sidewalk system, would connect major areas of the development with possible connections beyond the site to the White Center Business District. The on-site trail system would extend from the easterly boundary to the westerly

¹⁴ Public Law 91-646; codified as Title 42, Chapter 61



Source: GGLO

Figure 2.6-3

**Proposed Parks, Open Spaces and
Community Facilities**

boundary and from SW Roxbury Street to SW 100th Street. Trails would generally be 8 ft. wide, paved, lighted and provide benches, as appropriate. The trail system is intended to allow ease of walking through the developed site with connections to the community facilities.

Natural Area – This is the approximately 6-acre wooded hillside that is located along the east boundary of the site. .

Neighborhood Center – The Proposed Master Plan provides approximately 80,000 to 100,000 sq.ft. of community service, recreational and neighborhood retail space either as free-standing buildings or a part of mixed-use development. The majority of these facilities would be located proximate to Wiley Community Center; others would be located proximate to the new elementary school. Several non-profit providers have expressed interest in building and operating these facilities, however, at this point, there are no formal commitments. KCHA will support agencies that advance self-sufficiency services and promote educational and recreational opportunities. It is anticipated that many of the programs now serving Park Lake Homes would also support *Greenbridge*. Community-related uses that are anticipated are listed below. Those with an asterisk would be new to the Greenbridge site; equivalent or additional square footage is planned for others.

- King County Branch Library;*
- Boys & Girls Club (renovated Wiley Community Center);
- YWCA Park Lake Career Development Center;
- Highline Head Start and Child Care;
- King County Housing Authority offices;
- Highline Community College;
- Washington State University;
- Neighborhood House;
- Greenbridge Community Council;
- Highline School District Tutoring/Family Center
- King County Sheriff's Office Substation;
- White Center Food Bank;
- Park Lake/White Center Clothing Exchange;
- Meeting and gathering spaces;* and
- Neighborhood-scale retail facilities (e.g., a coffee shop, dry cleaning, etc.).*

A preliminary plan for tree retention and replacement has been developed. A survey identified 832 trees on-site, including indigenous and exotic (introduced) species. As noted in the subdivision submittal, of this amount, it is anticipated that approximately 662 trees would be removed and 170 existing trees would be preserved. As shown in **Figure 2.6-4**, approximately 4,125 new trees would be added, including

- 1,950 new street trees would be provided along all streets, alleys, in parking lots, in parks, in natural areas, and along trails within the development; and
- 2,175 new trees would be planted within the project site including trees proximate to townhomes, cottages, over/unders and single family dwellings.



Source: GGLO

2.6.4 Circulation, Access and Parking

Major streets that would provide access to *Greenbridge* include: SW Roxbury Street, 4th Avenue SW, 8th Avenue SW, and SW 100th Street.

The Proposed Master Plan has a grid street pattern that would replace the existing curvilinear street configuration associated with Park Lake Homes. The grid pattern is an outgrowth of the master planning process for the project, which identified the goals of reintegrating with the neighborhood street grid, simplifying site circulation, and making streets pedestrian friendly.¹⁵

An important design focus of the Proposed Master Plan is inclusion of principles of “new urbanism,” including pedestrian orientation and transit support. It would contain a mix of uses and level of density that locates housing in proximity to neighborhood shopping/services and transit facilities to encourage pedestrian activity and decrease individual auto use. Consistent with these principles, a street grid concept is proposed. Other advantages would include improved wayfinding, promotion of a more pedestrian-oriented streetscape, and improved pedestrian circulation.

All existing public rights-of-way¹⁶ and public roadway easements¹⁷ associated with the existing streets and alleys would be vacated and re-established through final plats. An estimated 27 acres of existing streets¹⁸ would be vacated together with other existing rights-of-way that were never constructed.¹⁹ The Proposed Master Plan involves dedication of approximately 22.5 acres of right-of-way to the County. **Figure 2.6-5** depicts road classifications associated with the Proposed Master Plan. A new “community neighborhood collector” is proposed. Typical travel lanes would be 12 ft. wide and parking (angled or parallel) would be provided on one or both sides of most streets. Narrower roads are intended to slow traffic and promote pedestrian circulation. **Figure 2.6-6** shows a typical residential street section (predominant street configuration).

The Proposed Master Plan would provide approximately 2,503 parking spaces, off-street and on-street.

A certificate of transportation concurrency was issued by King County on August 7, 2003.

2.6.5 Stormwater and Utilities

The Proposed Master Plan involves replacement of all existing utilities on-site, including water, sanitary sewer, storm drainage, and electrical/telephone/cable. Availability of water and sewer have been verified by applicable service providers. Electrical and telecommunication cables may be placed underground.

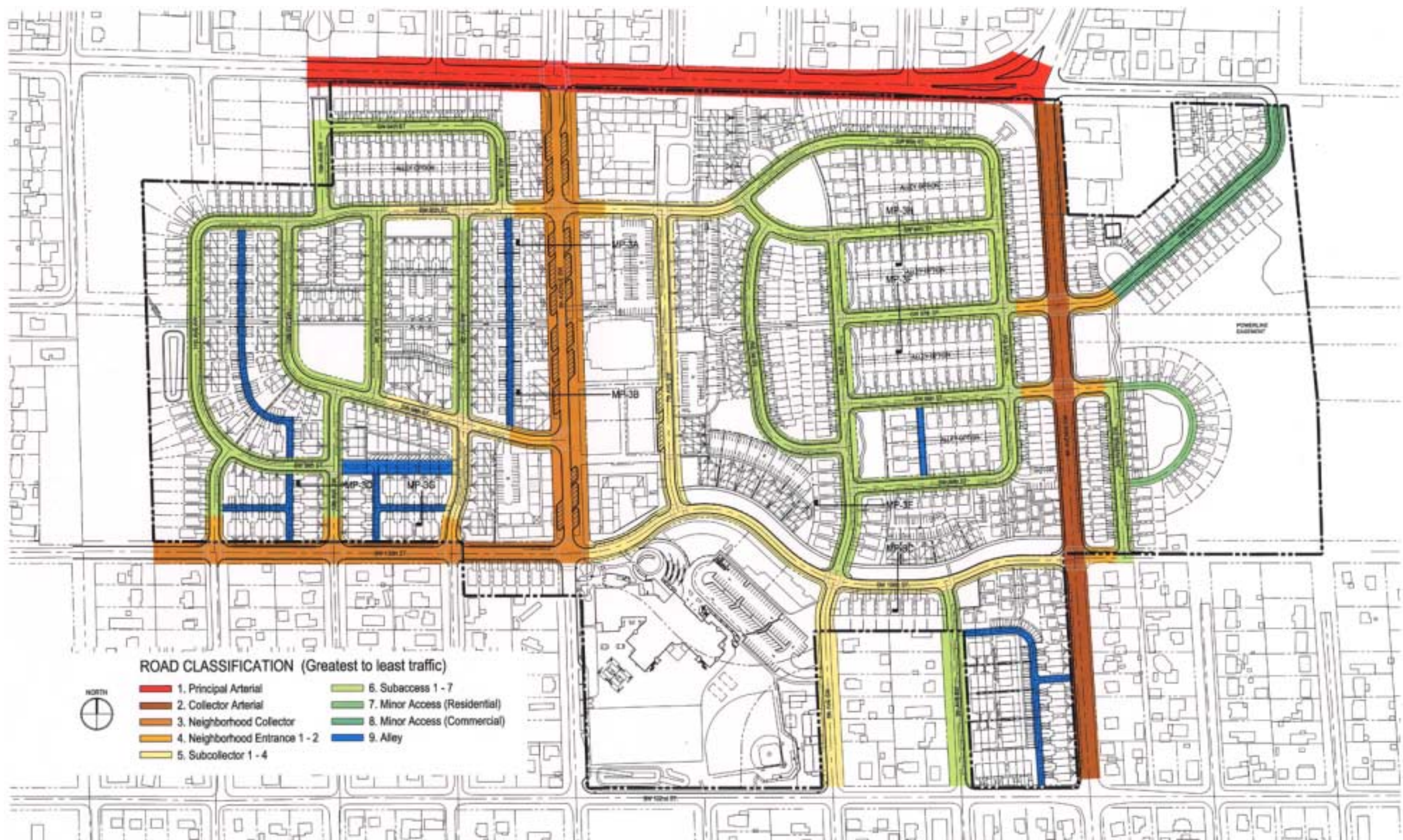
¹⁵ See *Section II (2.5)* of this Draft EIS.

¹⁶ Some public rights-of-way do not have a clear chain of title establishing that they were ever properly dedicated or otherwise legally created. Some rights-of-way have been opened, some have never been opened, and some that were opened are now not currently used. Some existing roadways that are in use are located in areas for which no dedication or deed has been located and which may have become “public” roads through use, maintenance and other prescriptive rights, rather than formal dedication or deed. Some documentation concerning roadways is from the early 1900’s and is illegible.

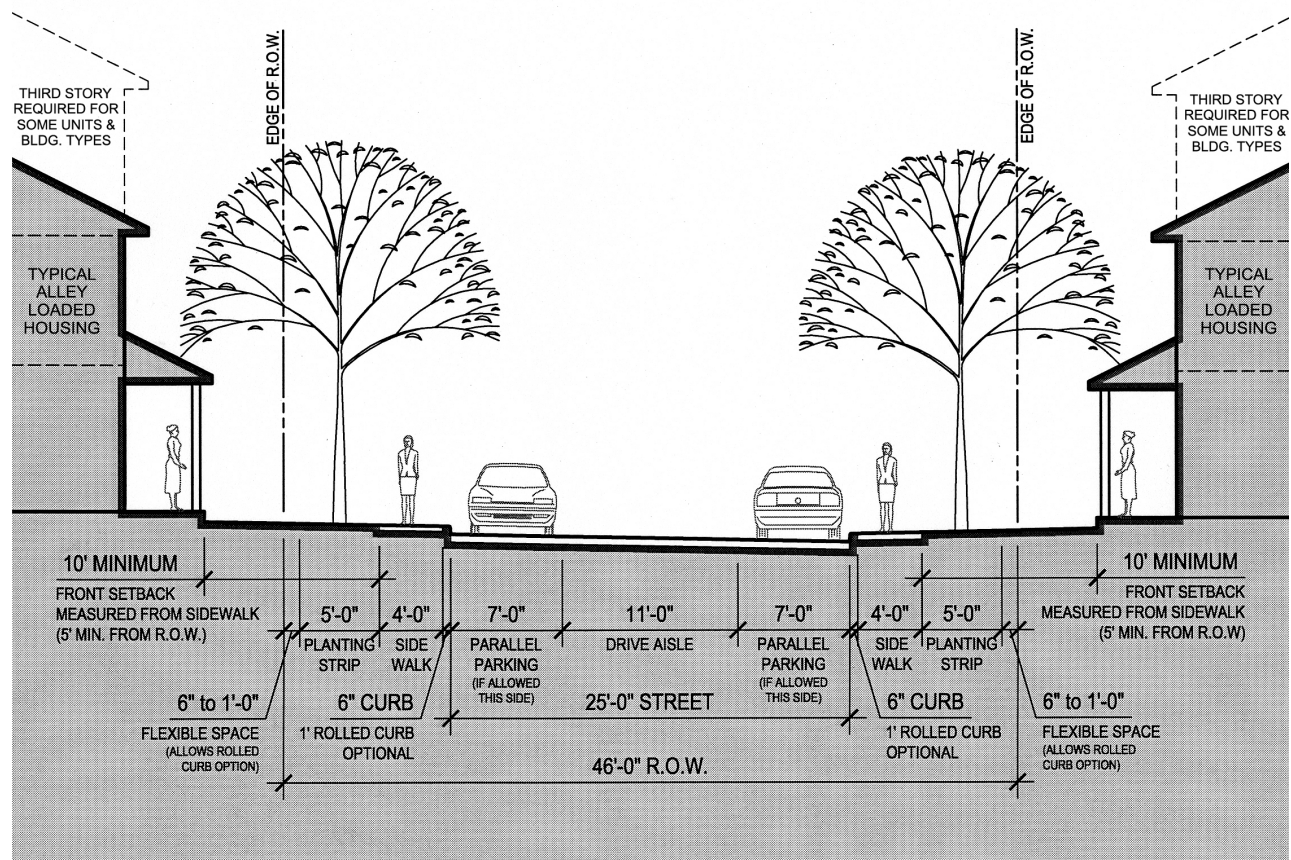
¹⁷ Some public roadway easements were created by unrecorded plats, some by dedication, and some by deed.

¹⁸ These include streets internal to the site with the exception of 4th Avenue SW, 8th Avenue SW, and SW 100th Street.

¹⁹ and correspondingly never officially vacated



Source: GGLO



RESIDENTIAL STREET WITHOUT SWALE (SUBCOLLECTOR / SUBACCESS)

Source: GGLO

An integrated storm drainage plan would provide drainage and conveyance based on the amount of impervious coverage (roofs, parking areas, walkways) within each block area. The storm drainage plan incorporates “built green” and “low impact development” LID concepts to enhance stormwater control and reduce development-related impacts (at lower infrastructure cost) while still meeting the intent of the *King County Surface Water Design Manual*²⁰ (see **Figure 2.6-7**). The proposed system would include biofiltration swales integrated with street rights-of-way, a large east-west biofiltration swale/linear park extending along SW 100th Street from 7th Avenue SW to 4th Avenue SW, a water quality wetpond located along the west boundary of the site, two stormwater detention and water quality ponds along near the easterly boundary of the site, and a water quality vault located in the vicinity of the community facilities.

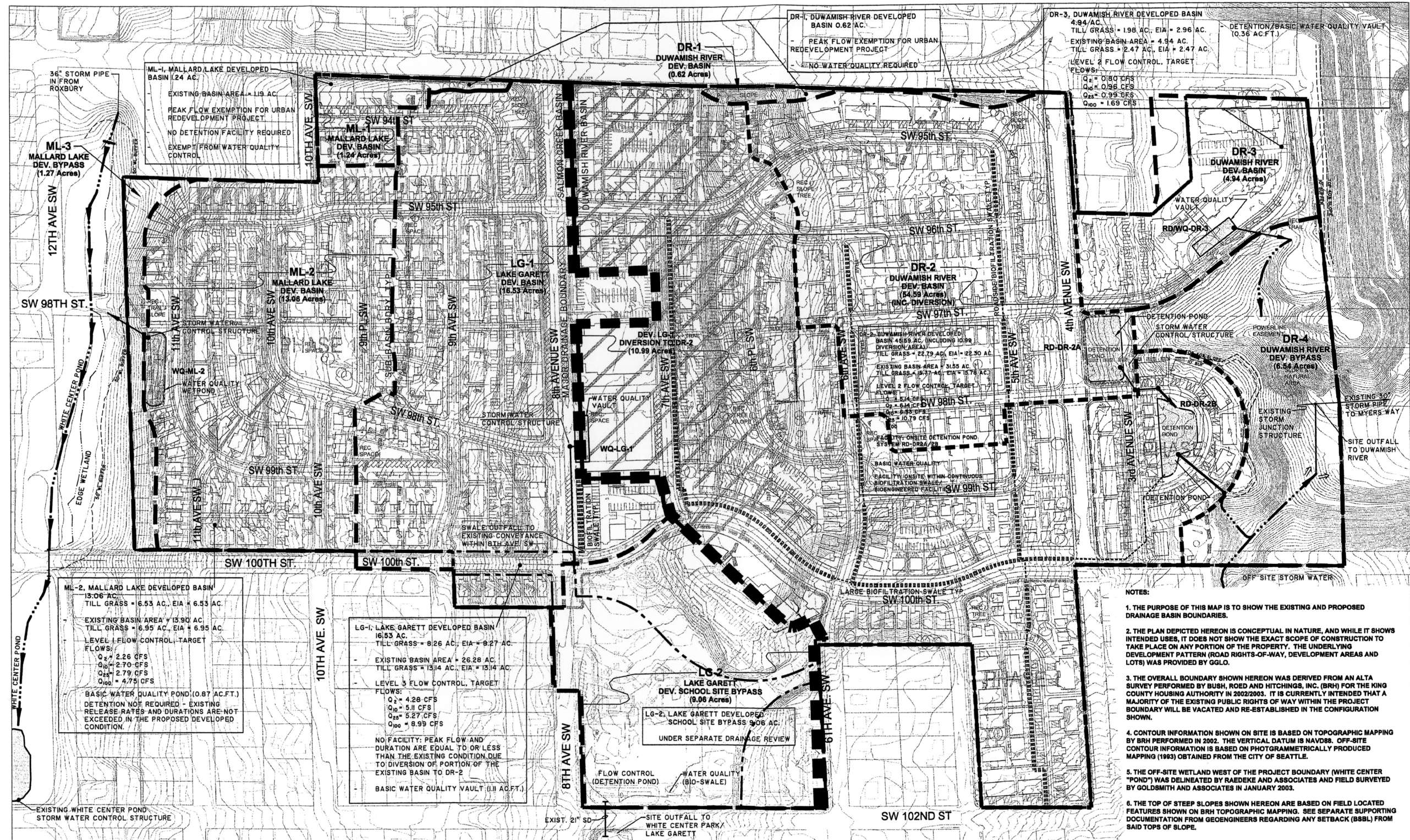
The primary LID measures proposed are bioswales and control of roof runoff, which would reduce the sites effective impervious area. As the project progresses through environmental review and design, the precise nature of these LIDs would be refined in cooperation with King County. Opportunities to improve and to maximize their effectiveness would be pursued through the drainage review and adjustment processes. Additional details of the proposed LID measures are provided in the *Greenbridge Preliminary Plat – Level 2 Downstream Analysis and Preliminary Drainage Control Plan* (Goldsmith, 2003). *Section 3, Task 4, of the Preliminary Drainage Control Plan – Overall Description* provides additional details of both the drainage control plan for each sub-basin and the proposed LID best management practices. Requirements for a monitoring plan will be developed and reviewed as part of the preliminary plat application/modification and waiver process.

2.6.6 Clearing and Grading

The Proposed Master Plan indicates that the intent of the proposed grading plan is to minimize mass earthwork and take into account the following:

- modify several on-site roadways to increase stopping sight distance;
- minimize earthwork proximate to significant trees;
- match grade at the project boundaries, minimize grading in areas of steep slope and maintain existing grades of frontage streets;
- cut high points and fill low areas within the central portion of the site (near 5th Avenue SW) to create road-side biofiltration swales that slope to the south; and
- utilize building foundation walls to assist the stepping of site grades.

²⁰ King County, 1998.



Source: Goldsmith Associates, 2003

Table 2.6-2 depicts the total amount of earthwork necessary.

Table 2.6-2
PROPOSED MASTER PLAN – TOTAL MASS EARTHWORK REQUIRED
(cubic yards)

| <i>Parameter</i> | <i>Total</i> |
|-------------------------------------|--------------|
| Stripping* | (42,500) |
| Cut | (123,300) |
| Total Excavation | (165,800) |
| Excavated Material Retained On-Site | (76,750) |
| Export Off-Site | (89,050) |
| Import On-Site | 21,250 |

Notes: Amounts in parentheses indicate soil removal.

**Stripping estimates are based on the removal of approx. 9 inches of surficial soils over 40 percent of the site.*

2.6.7 Tenant Relocation, Demolition, and Construction

Tenant relocation, demolition, and construction are planned in three stages, generally progressing from west to east (see **Figure 2.6-8**). Stage 1 relocation would occur in 2004 (approximately 298 households), Stage 2 in 2005 (37 households), and Stage 3 relocation in 2006 (approximately 232 households). Any resident wanting to return to Greenbridge who remains in good standing with KCHA would be offered the opportunity to return.

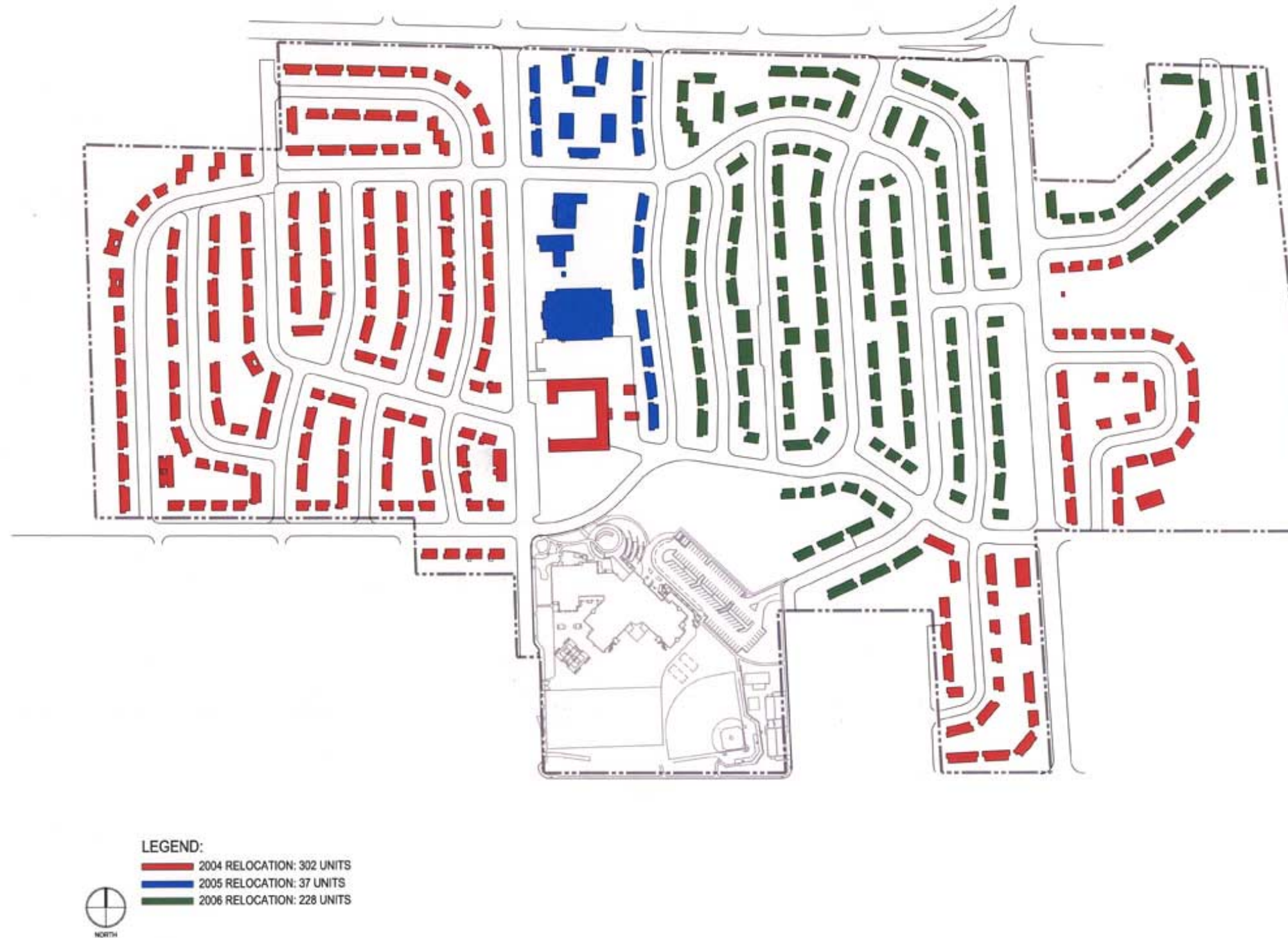
Demolition and infrastructure construction would also occur in stages. Stage 1 would begin in 2005, Stage 2 in 2006, and Stage 3 in 2007. The Proposed Master Plan would be developed over an eight-year period.

2.7 ALTERNATIVES

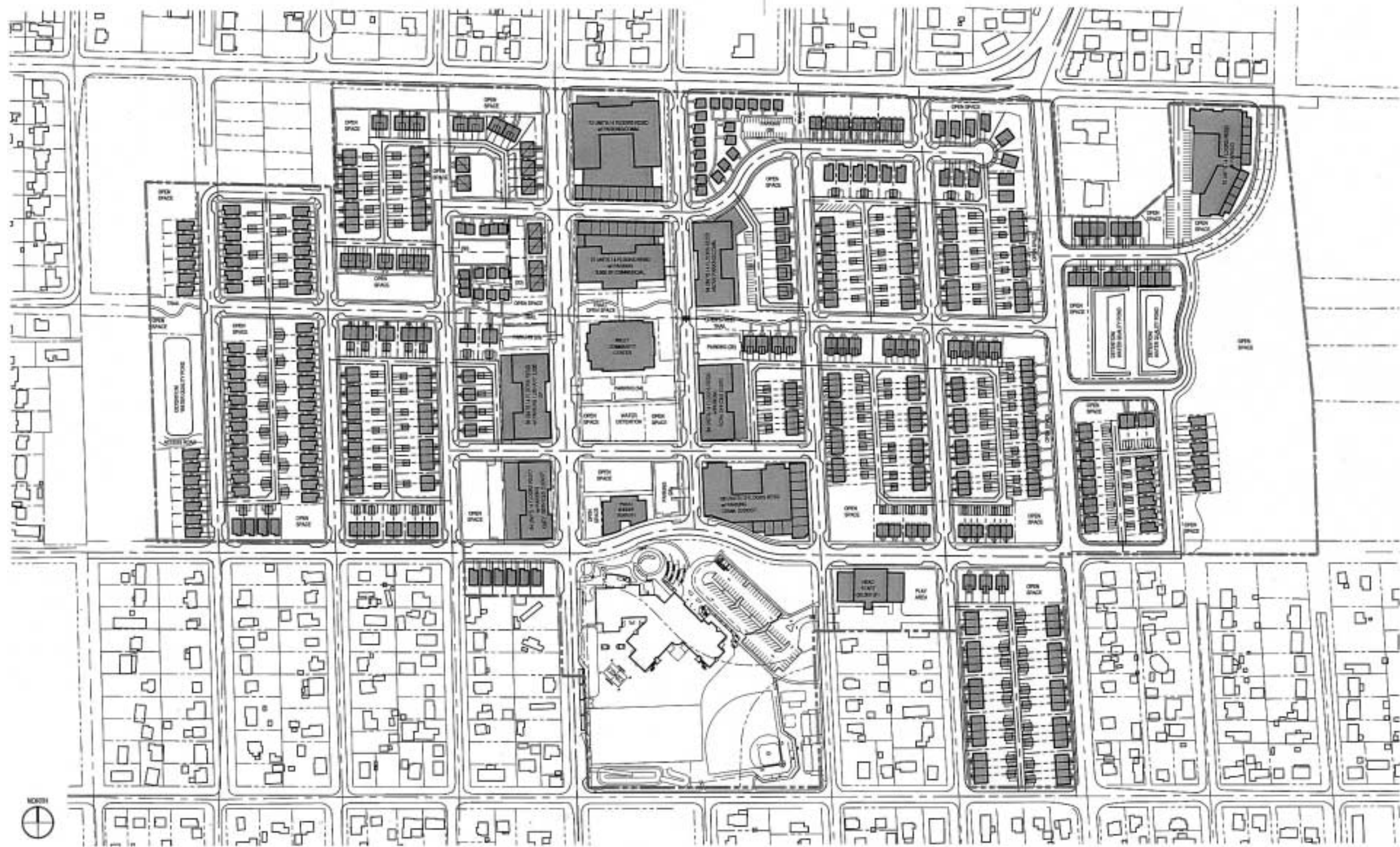
2.7.1 Design Alternative Master Plan

While similar to the Proposed Master Plan, this alternative would be developed consistent with existing King County development requirements for the Urban Residential 12-48 du/ac (R-18) zone. Under the R-18 zone, the minimum density requirement would be 1,121 dwelling units. The maximum number of proposed dwelling units (1,100) would be 21 units (2 percent) less than the minimum required. The Design Alternative Master Plan would not incorporate built green or low impact design features. Similarly, based on zoning limitations for the R-18 zone, it could not include the same variety of community and service uses, or retail uses. **Figure 2.7-1** is a site plan depicting development associated with this alternative.

The following provides information concerning major elements of the Design Alternative Master Plan – Housing; Parks, Recreational Facilities, Open Space and Community Facilities; Circulation, Access and Parking; Stormwater and Utilities; Clearing and Grading; and Project Phasing and Demolition.



Source: GGLO



Source: GGLO

Figure 2.7-1

Site Plan – Design Alternative Master Plan

Housing

Like the Proposed Master Plan, this alternative would provide approximately 900 - 1,100 dwelling units in essentially the same proportion (rental vs. for sale). Less variety of housing types, however, could be provided because of a larger amount of site area would be devoted to infrastructure (e.g., rights-of-way, storm drainage facilities, etc.) resulting in less developable land. In light of this, **Table 2.7-1** presents an overview of the possible differences between the Proposed Master Plan and the Design Alternative Master Plan by housing type.

Table 2.7-1
HOUSING TYPE – ANALYSIS OF POSSIBLE DIFFERENCES BETWEEN
THE PROPOSED MASTER PLAN AND DESIGN ALTERNATIVE MASTER
PLAN

| <i>Housing Type</i> | <i>Design Alternative Master Plan Differences</i> (compared with the Proposed Master Plan) |
|--|---|
| Rental Housing (like affordability to existing public housing) | <ul style="list-style-type: none">■ nearly five times more attached townhouses■ no over/under flats■ roughly one-fourth fewer cottages |
| Rental Housing (mixed affordability up to market rate) | <ul style="list-style-type: none">■ no over/under flats■ no over/under townhouses■ approx. two times the number of apartments |
| For Sale Housing | <ul style="list-style-type: none">■ two-thirds fewer detached units■ no condominium flats■ approx. two times the number of condominium townhouses |

Parks, Recreational Facilities, Open Space and Community Facilities

The Design Alternative Master Plan would provide less open space, parks (community park, neighborhood parks, pocket parks, linear parks), trails and natural areas, and more impervious surfaces than that associated with the Proposed Master Plan. The difference in the amount of pervious surfaces is primarily due to the Design Alternative Master Plan's use of King County's roadway design standards, which in many cases require additional paving width.

As with the Proposed Master Plan, the largest concentration of open space would be the natural area along the eastern boundary of the site. It is anticipated that the area would remain in its natural state. One community park, centrally-located and adjacent to the Wiley Community Center, would be included. The neighborhood parks, pocket parks, linear parks and trail system would be comparable the Proposed Master Plan in terms of intended use patterns.

It is anticipated that the community center associated with this alternative would be approximately the same size (80,000 to 100,000 sq.ft.) as the Proposed Master Plan and would contain the similar community-related uses. However, based on restrictions in the R-18 zoning classification, there would be more limited retail and service uses, a limit in the overall variety of uses, and more off-street parking would be required.

Preliminary indications are that this alternative would result in the removal of all trees on-site, other than those located in the steep slope area on the eastern portion of the site. Like the Proposed Master Plan, approximately the same number of new street trees would be provided along streets within the development and internal to the project site. Overall, however, this alternative would result in fewer on-site trees than that associated with the Proposed Master Plan.

Circulation, Access and Parking

Like the Proposed Master Plan, the Design Alternative Master Plan would have a grid street pattern, replacing the existing curvilinear street configuration associated with Park Lake Homes. The Design Alternative Master Plan would be redeveloped under existing development regulations and would require wider streets and more County-dedicated right-of-way. It is anticipated that while the roadway classifications associated with the Design Alternative Master Plan would be comparable to those of the Proposed Master Plan, the roadway design would be different (e.g., wider rights-of-way, paving) with a larger amount of impervious surfaces.

Stormwater and Utilities

Like the Proposed Master Plan, the Design Alternative Master Plan would involve replacement of all existing utilities on-site, including water, sanitary sewer, storm drainage, electrical/telephone/cable. Unlike the Proposed Master Plan, however, storm drainage would not incorporate provisions of the County's demonstration ordinance or built green/low impact design principles. Instead, it would comply with the Core Requirements of the 1998 *King County Surface Water Design Manual* (KCSWDM).²¹

In general, storm drainage design associated with the Design Alternative Master Plan would rely less on the reduction of impervious surfaces (with increased infiltration) and more on detention and water quality treatment ponds, which would be integrated into the open space network. Unlike the Proposed Master Plan, the proposed system would not include a large east-west biofiltration swale/linear park extending along SW 100th Street from 7th Avenue SW to 4th Avenue SW, a water quality wetpond located along the west boundary of the site, and two stormwater detention ponds along near the easterly boundary of the site.

Under this alternative, stormwater facilities located in the Duwamish and Salmon Creek Drainage basins would be unchanged, discharging toward the North Fork of Hamm Creek and Lake Garrett respectively, as outlined in the Proposed Master Plan. Additionally, the proposed Lake Garrett water quality control facilities would be revised to include flow control (detention).

Key differences between the stormwater control plan associated with the Design Alternative Master Plan and the Proposed Master Plan are as follows:

²¹ op cit

- No low impact development best management practices (BMPs) are proposed. The stormwater control plan would implement standard design elements from the KCSWDM.
- Since no low impact development BMPs are proposed, there would be no reduction in the development's effective impervious area, as would occur under the Proposed Master Plan. The net effect would be to increase the overall size of the proposed detention and water quality facilities.
- A standard collection system would be used that combines both clean roof and road runoff. No separate roof collection system is proposed to bypass clean runoff from water quality control facilities. Additionally, no roadside bioswales are proposed to convey and treat runoff from on-site roadways. The net effect of these revisions would result in an increase in the size of the proposed water quality facilities.
- No diversion from the central Sub-Basin LG-1 is proposed. Together with no reduction in the effective impervious area from the low impact development BMPs, and the fact that clean roof runoff would not bypass the stormwater facility, absence of the diversion would require a detention facility – in addition to a water quality facility for this sub-basin. The detention facility would be sized to provide Level 2 Flow Control per the KCSWDM (same standard as recently approved for school site within LG Basin) for this sub-basin. A detention facility approximately 0.9 ac. ft. in size would be required. Also, under this alternative, since a larger portion of the proposed development area is in Sub-Basin LG-1, the required water quality facility would be sized to accommodate approximately 1.98 ac.ft., which is 264 percent larger than the 0.75 ac.ft. facility that is associated with the Proposed Master Plan.
- An increase in the effective impervious area, compared with that of the Proposed Master Plan, would also result in an increased facility size for the Mallard Lake Basin. The facility associated with the Design Alternative Master Plan would be sized to accommodate 1.53 ac.ft., whereas the pond size associated with the Proposed Master Plan would be 0.87 ac.ft. This increase is due to the increased pollution generating impervious surface and the addition of KCRTS Level 1 Flow Control to the required water quality volume.
- Since the stormwater control plan associated with the Design Alternative Master Plan proposes no diversion to the Duwamish Basin, the developed Duwamish Basin area would decrease from approximately 47.5 ac. to 36.5 ac. As a result of this, the required detention and water quality volume for this basin would decrease since the release rate area and developed drainage area would be equal.

Clearing and Grading

As indicated by **Table 2.7-2**, the Design Alternative Master Plan would require more earthwork than that associated with the Proposed Master Plan – twice as much material would be excavated and twice as much fill material would be added.

Table 2.7-2
TOTAL EARTHWORK COMPARISON
(cubic yards)

| Parameter | Proposed Master Plan | Design Alternative Master Plan |
|-------------------------------------|----------------------|--------------------------------|
| Stripping* | (42,500) | (42,500) |
| Cut | (123,300) | (290,000) |
| Total Excavation | (165,800) | (332,500) |
| Excavated Material Retained On-Site | (76,750) | (140,000) |
| Export Off-Site | (89,050) | (192,500) |
| Import On-Site | 21,250 | 42,400 |

Notes:

Amounts in parentheses indicate soil removal.

**Stripping estimates are based on the removal of approx. 9 inches of surficial soils over 40 percent of the site.*

Project Phasing and Demolition

The Design Alternative Master Plan would be developed in three stages commencing with relocations in 2004 and the balance occurring in 2005, comparable to the Proposed Master Plan. Relocation would occur as with the Proposed Master Plan. Development and construction would continue from 2005 to 2012.

2.7.2 No Action Alternative

The No Action Alternative would involve no redevelopment of Park Lake Homes. The existing 569 public housing units would remain. As described previously in this section, the HUD HOPE VI grant that was awarded to KCHA is conditioned on redeveloping the site, reducing the number of very low-income households living on the site, and creating a mixed-income community.

While KCHA would continue to seek other funding sources, it is unlikely that adequate funds could be secured to sufficiently renovate existing facilities to extend the life span of the building by 40 years. Housing would continue to be maintained to the extent possible; however, deterioration and loss of housing over time would likely occur. As noted in *Section 2.3* of this Draft EIS, results of property and structural surveys that were conducted for Park Lake Homes concluded that preserving the existing development was no longer economically viable.

No additional open space or community facilities would be provided. Existing community facilities would continue to be maintained to the extent possible.

Existing infrastructure would remain. In addition, the street configuration would not be altered and no street vacations would be necessary. Access to Park Lake Homes would remain as it presently occurs.

The No Action Alternative is included to meet the requirements of SEPA and NEPA. It would not meet any of the proponent's goals for this project (refer to the discussion in *Section 2.5* of this Draft EIS).

2.8 BENEFITS and DISADVANTAGES of DEFERRING IMPLEMENTATION

Deferring implementation of the Proposed Master Plan could result both in benefits and disadvantages. The benefits would likely be personal to existing residents in that disruption of existing on-site housing and existing community-based programs and the anxiety associated with relocation would not occur immediately, but rather at a later, undetermined date.

The disadvantages of delaying implementation could be more far-reaching – both from a resident and program viewpoint. From the resident's perspective, while relocation decisions would be postponed, a greater amount of anxiety may occur for residents due to lack of knowledge of when relocation may occur. From a program standpoint, delaying implementation could result in the loss of the HUD HOPE VI grant that was awarded to KCHA, which was conditioned on redevelopment of the site based upon an agree-upon schedule. More specifically, disadvantages would include the following:

- while KCHA would continue to maintain the existing housing stock to the extent possible, deferred major repairs could result in the loss of some housing over time (depending upon the length of delay) and relocations associated with such units;
- no additional open space or community facilities would be provided (based on the timeframe associated with the Proposed Master Plan) and KCHA would continue to maintain existing facilities, to the extent possible; community-based opportunities associated with the additional open space and community facility improvements would not occur as planned;
- no infrastructure improvements would occur; KCHA would continue to maintain existing facilities, to the extent possible;
- the benefits (e.g., energy conservation, stormwater control, etc.) associated with the Proposed Master Plan's low impact development and built green Demonstration Project elements would not occur, based on the timeframe associated with the Proposed Master Plan;
- the benefits of replacing existing dilapidated residences would not occur. The existing residences also cannot be modified to be handicap accessible. Indoor air and mold issued would not be resolved. Inadequate bedroom size and second bathroom issued would not be resolved; and
- the broader interest of the White Center community in redevelopment of Park Lake Homes and the economic benefits associated with such redevelopment would not be immediately realized.